

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of October 31, 2007**

RE: ID # 07836, Demolition Permit – 800 S. Brooks Street

1. Requested Action: Approval of a demolition permit to allow an existing one-story surgery center located at 800 S. Brooks Street to be razed as part of the implementation of the approved specific implementation plan for St. Mary's Hospital.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant: Gus Schultz, Oscar J. Boldt Construction; 740 Regent Street, Suite 202; Madison.

Property Owner: SSM Health Care of Wisconsin – St. Mary's Hospital Medical Center; 707 S. Mills Street; Madison.
2. Development Schedule: The applicant wishes to begin demolition in February 2008, with completion anticipated next summer.
3. Location: The demolition area occupies approximately 0.85-acres generally located at the northwest corner of S. Brooks Street and Delaplaine Court. The PUD-GDP-SIP for St. Mary's Hospital generally extends between S. Orchard Street on the west, N. Wingra Drive and Delaplaine Court on the south, S. Park Street on the east and Erin Street on the north, all in Aldermanic District 13; Madison Metropolitan School District.
4. Existing Conditions: A one-story, approximately 21,800 square-foot surgery center, zoned PUD-GDP-SIP (Planned Unit Development, General Development Plan, Specific Implementation Plan).
5. Proposed Land Use: A landscaped area integrated into the larger hospital center campus.
6. Surrounding Land Use and Zoning: The area south of the surgery center is developed with a variety of one-, two- and multi-family residential buildings in R4 (General Residence District) zoning. The surgery center site is otherwise surrounded to the north, east and west by other elements of the St. Mary's Hospital Medical Center campus.
7. Adopted Land Use Plan: The Comprehensive Plan identifies the entire St. Mary's Hospital campus for employment uses.

8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the demolition standards of Section 28.04 (22).

ANALYSIS, EVALUATION & CONCLUSION

St. Mary's Hospital Medical Center is requesting approval of a demolition permit to allow a one-story, 21,800 square-foot surgery center to be demolished as part of the ongoing implementation of the hospital's redevelopment and expansion plan, which is governed by a PUD-GDP-SIP that was approved by the Common Council in 2004 and 2005.

The PUD-GDP-SIP for the St. Mary's campus covers most of three City blocks totaling 17.6 acres, which are generally bounded by S. Orchard Street on the west, N. Wingra Drive and Delaplaine Court on the south, S. Park Street on the east and Erin Street on the north. The master plan for the St. Mary's campus calls for the construction of a 230,000 square-foot inpatient building adjacent to the main hospital building on the block bounded by Erin, Brooks, Delaplaine and Mills, the expansion to the hospital's central plant on S. Mills Street, and the construction of a 261,300 square-foot outpatient building and 1,305-stall parking structure on the block bounded by Brooks, Erin, Park and Delaplaine.

The master plan for the campus approved in January 2005 calls for the one-story surgery center, which is located at the northwest corner of S. Brooks Street and Delaplaine Court, to ultimately be razed following the completion of the adjacent 230,000 square-foot inpatient building that is located adjacent to the north along the west side of S. Brooks Street. While the demolition of the surgery center is generally noted in the 2005 specific implementation plan for the hospital, the demolition was not specifically included in the request to demolish approximately 21 residential and commercial buildings that accompanied the planned unit development approvals in 2004 and 2005. The earlier plans also did not include details for the area underlying the surgery center following the future demolition, including any proposed buildings or landscaping. Therefore, Planning Division and Zoning staff determined that a separate demolition permit was required prior to the demolition of the surgery center so that information could be presented regarding the future use of this portion of the St. Mary's campus.

The applicants are not proposing construction of any new buildings on this portion of the campus following the demolition of the brick and stucco building. Instead, the underlying land will be

used as open space integrated into the rest of the campus. The surgery center site will be graded and seeded following the razing of the building this winter, with a small addition to the existing healing garden located immediately west of the surgery center proposed in the interim. The hospital ultimately proposes to install permanent landscaping for the surgery center site as part of a campus-wide landscaping plan that will be implemented beginning next year.

In reviewing the proposed demolition, staff believes that the standards of approval can be met. While the building to be demolished is structurally sound and capable of rehabilitation and repair, it was not identified as a future part of the hospital campus in their approved development plans. The purpose of the standalone surgery center has been accommodated in the new facilities being constructed elsewhere on the hospital campus. The surgery center will be replaced with an open space, which the applicant has identified as essential to creating a gateway to the new hospital campus and which will be integrated with the rest 17.6-acre campus. The Planning Division supports the demolition of the building following Plan Commission approval with a condition that a landscaping plan for the surgery center site and rest of the campus not already controlled by an approved landscaping plan be approved by the Urban Design Commission and recorded as a minor alteration to the PUD.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of the wrecking permit.

RECOMMENDATION

The Planning Division recommends that the Plan Commission find the demolition standards are met and **approve** the demolition of the 21,800 square-foot St. Mary's Hospital surgery center at 800 S. Brooks Street, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant submit a landscaping plan to the Urban Design Commission for approval that identifies the landscaping to be planted for the surgery center site and the rest of the hospital campus not already controlled by an approved landscaping plan. The landscaping plan approved by the Urban Design Commission shall be recorded as a minor alteration to the 2005 PUD-SIP for St. Mary's Hospital Medical Center. The planting of the former surgery center site per the approved and recorded plans shall be completed no later than October 1, 2008.